

ACTIVITIES REQUIRING LICENSURE – PART ONE

KEY: R = Regular License Covers R+ = Additional License Needed S = Separate License ONLY Needed NR = Not Regulated <i>*See comments at the end for more information.</i>	Mortgage	Auction	Rental Mgmt.	Time Share	Appraisal	Business Opportunities	Subdivided Lands	Campground	Mineral, Oil and Gas	Cemetery Lots	Counseling / Consulting	Community Assn. Mgmt.	Rental Location Agents	Employees of Builder	Vacation Club Sales	Vacation Lodging Rentals	What constitutes Vacation Lodging
ALABAMA	*	R+	R	R+	S*	NR	R	NR		NR	R	NR	NR	R	R+	R	
ALASKA	S	R	R	*	S	NR	R	NR	NR	NR	NR*	R	NR		NR	R	
ARIZONA	*	*	R	R	*	R	R	R		R			R	R	R	R	
ARKANSAS		R*	R	R		R	R						NR*	R			
CALIFORNIA	R+	R+	R	R	S	R	R	R	R	R	R*	NR*	R	R*	R	NR*	Other*
COLORADO	S		R	S	S	R	S	R	*	R	R	*	*		S		
CONNECTICUT	R+	NR*	R*	R*	S*	*	R+	*	*	*	*	R*	R*	R*	NR	R	
DELAWARE	*	*	R	R	S	R	*							*		R	Other*
DISTRICT OF COLUMBIA	S*	S	R+	R	S	*	R	*	*	*	*	R+	R	R			
FLORIDA	S*	R*	R*	R*	*	R*	*	R*	R*	R*	*	R+	*	NR*	*	*	*
GEORGIA	S	R+	R	R	S	R	R	*	*	*	R	R*	R	*	*	*	Less than 90 days*
GUAM	R	R	R	R	S	S	R	R*		R	R	R	R	R	R	R	
HAWAII	S	R+	R	R	S	R*	R	R		R		*	R				Less than 30 days*
IDAHO	*	NR*	NR*	R	*	R	R	R	R	*	R	NR	NR	NR*	*	NR	*
ILLINOIS	S	R	R	R	S	S	S	S*		R		NR	R	NR	R	R	
INDIANA			R+														
IOWA	S		R	*	S		*										
KANSAS	S*	R	NR*	R*	S*	NR*	R+	NR	NR	*	R*	NR	NR	R*	NR	NR	
KENTUCKY	S	R+	R	R+	S	S	R	R	S	R	R	R	R				
LOUISIANA	*	*	*	*	S*	R											
MAINE	S	S	*	*	S		R	R	*	*	*		*	R	*		
MARYLAND	S	NR	NR*	R+	S	NR	R			R		R	R	S	R+		
MASSACHUSETTS	S*	S*	*	R	S*	*	R	R	*	R	*	*	R	S*	*		*
MICHIGAN	*	*	R	R	S	R*	R	R	R*	R	R*	*	R*	S*	R+		*
MINNESOTA																	
MISSISSIPPI	*	R+	R	R	S*	R	R	R	NR*	NR	R	NR	R*	NR*	NR		Less than 90 days*
MISSOURI	*	S*	R*	*	S	*	R			*			R*	NR			
MONTANA	*	*	R	R	S												
NEBRASKA	*	R	R*	R	*	*	R	R+	R				R*	R			
NEVADA	S*	R	R+	R*	S*	*	R	R	*	*	*	R*	R	R*	*		*
NEW HAMPSHIRE	*	*	R	R	*	R*	R	R	R				R		R	R	
NEW JERSEY	*	R	R	R	*	R	R+	R	*	*	*	*	R	R*	*		*
NEW MEXICO	*	*	R	R	*	*	R	R	*	*	*	*	R	*	R	R	Less than 30 days
NEW YORK																	
NORTH CAROLINA	S	R+	R	R+	S	*	R	*	R	R	R	*	*	*	*	R	Less than 90 days*
NORTH DAKOTA	*	*			*								NR	NR			
OHIO	*	*	R	S	S	R	NR*	S	*	R		NR	R*	NR	S	S	
OKLAHOMA	*	R	R	*	*	R*	R						R*	R*		NR*	Less than 30 days

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Needed

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*See comments at the end for more information.

	Mortgage	Auction	Rental Mgmt.	Time Share	Appraisal	Business Opportunities	Subdivided Lands	Campground	Mineral, Oil and Gas	Cemetery Lots	Counseling / Consulting	Community Assn. Mgmt.	Rental Location Agents	Employees of Builder	Vacation Club Sales	Vacation Lodging Rentals	What constitutes Vacation Lodging
OREGON	*	R	*	R	*	*	R	S			*	NR			R*	NR	Less than 30 days
PENNSYLVANIA	*	*	*	S	*	*	S	*	*	*	*	*	*	S*	*	*	
PUERTO RICO																	
RHODE ISLAND	*	R*	R	R	R*	R*	R	*			R		R	*			
SOUTH CAROLINA	*	R+*	*	*	S*		*				R		R	*	*		Less than 90 days
SOUTH DAKOTA	*	*	*	*	*	R	R	*	R	NR	R*	NR	*	NR	*	*	Less than 30 days*
TENNESSEE	*	R+	R	R*	S	R*	R	R*	R	*		*	R*	R	*	*	*
TEXAS	S	S*	R*	*	S	*	R	R	NR*	NR*		*	NR*	*	R*	NR*	*
UTAH	S	R	R	R+	S	R	R	R+					R*	R	R+	R+	
VERMONT		S			S												
VIRGIN ISLANDS																	
VIRGINIA		S		*													
WASHINGTON	*	S	R*	R*	S	R*	R	R*	*	R	R		R*	*	S	S	
WEST VIRGINIA	S	R+	R	R+	S	R	R	R	NR		R	R	R	R	R	R	Less than 30 days
WISCONSIN																	
WYOMING	*	R	R		S	R*	R	R	NR*	NR*	NR*	NR*	NR	NR	NR	NR*	Less than 30 days
NORTHERN TERRITORY		S	R			R							R				
TASMANIA		S	R	R	R	R	R	R	R+				R				
ALBERTA	R	*	R	*	S*	R	*	*	*	*	R	*	*	*	*		*
BRITISH COLUMBIA	S*	*	R+	R+	*	R+*	R+*	R+	*	*	R+*	R+	R+	*	*		Other*
MANITOBA	S*		R			NR	R							NR*			
NORTHWEST TERRITORIES	*	NR	R+*	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	
NOVA SCOTIA	S*	*	*	NR*	S*	*	NR	NR	NR	NR	R	NR	NR	NR	NR	NR	
NUNAVUT																	
ONTARIO	*	*	*	*	*	R	*	*	*	*		*	*		*	*	*
QUEBEC	R		R			R					R*		R*				
SASKATCHEWAN	S	*	R	R	NR	R*	R							NR			*
AJMAN			*	*							NR						
HONG KONG						*											
SOUTH AFRICA		R	R	R		R	R										*

COMMENTS:

Mortgage: Alabama: Regulated by the State Banking Dept., Arizona: Department of Financial Institutions, California: A special endorsement must be obtained in addition to the real estate broker or salesperson license for loan origination activities on 1 to 4 units., Connecticut: Mortgage brokers are registered and regulated by the CT Dept. of Banking. A real estate license is not involved although a person can obtain both and engage in both activities, real estate and mortgage loans with written disclosure., Delaware: This activity is within the authority of the Banking Commissioner, District of Columbia: Residential Real Estate, Florida: N/A, Idaho: Regulated by the Idaho Department of Finance, Kansas: Regulated by Kansas Office of the State Bank Commissioner, Division of Mortgage and Consumer Lending, (785) 296-0168, Louisiana: Do not regulate mortgage brokers, Massachusetts: MA Division of Banks, Michigan: Commercial mortgage brokering requires a real estate license. Residential mortgage brokering requires approval from Michigan's Office of Financial and Insurance Services., Mississippi: Regulated by different state agency, Missouri: Regulated by the Missouri Division of Finance, Montana: We do not license mortgage brokers., Nebraska: Department of Banking and Finance, Nevada: Mortgage brokers are regulated by the Mortgage Lending Division., New Hampshire: Mortgage Brokers are licensed with the Banking Commission., New Jersey: Residential mortgage brokers are licensed by the Division of Banking; commercial mortgage brokers must hold real estate broker's license., New Mexico: Mortgage broker licenses are issued by the Financial Institutions Division, a separate licensing agency., North Dakota: Regulated by a different agency., Ohio: Licensed by different agency, Oklahoma: N/A, Oregon: licensed by another agency, Pennsylvania: Regulated by the Department of Banking, Rhode Island: Licensed by the Division of Banking, South Carolina: Consumer Affairs, South Dakota: Real estate broker and associated brokers under broker supervision unless licensed as a mortgage broker with the Division of Banking., Tennessee: Registration required but administered through Financial Institutions Department, Washington: Mortgage Brokers are regulated by the Department of Financial Institutions, Wyoming: '05 legislation mandates licensing of mortgage brokers effective September 1, 2005, British Columbia: Registrar of Mortgage Brokers, Manitoba:

Mortgage dealers are licensed and not mortgage brokers. , Northwest Territories: Do not licence mortgage brokers , Nova Scotia: Government regulated. , Ontario: RECO does not regulate this industry

Auction: Alabama: Auctioneers of real property must hold both a real estate license and an auctioneers license which is issued by the Alabama State Board of Auctioneers. , Arizona: N/A , Arkansas: must also hold an auctioneers license issued by Arkansas Auctioneers license board. , Connecticut: Auctioneer not required to license, but a licensed real estate broker must represent the property on site when real estate is a part of the auction. Auctioneer may call the auction and nothing else. Fee cannot be based on the sales price of the auctioned property. , Delaware: No license requirement. Florida: N/A. Idaho: May not broker real estate transactions without a real estate license. The legislature eliminated the previous county registration requirement for auctioneers in 2011 so they are now completely unregulated in Idaho. , Louisiana: Do not regulate auctioneers , Massachusetts: MA Division of Standards , Michigan: Auctioneer registration is optional. As it stands right now, as long as the only function performed by the auctioneer is to "call the sale" or determine the sales price, the auctioneer is not required to be a real estate broker but it is strongly recommended that paperwork and closing be overseen by a real estate broker or attorney. , Mississippi: Requires a Broker license AND requires an auctioneer's license. , Missouri: Simply has to obtain a license in the county where auction takes place. , Montana: We do not license auctioneers. , New Hampshire: Auctioneers are licensed with the Board of Auctioneers , New Mexico: Auctioneer licenses are issued by the Alcohol and Gaming Division, a separate licensing agency. There is no specific real estate auctioneer license. , North Dakota: Regulated by a different agency. , Ohio: Licensed by different agency (Dept. of Agriculture), but auctioneer must hold a broker or sales license to auction real estate , Pennsylvania: The State Board of Auctioneer regulates auctioneers, however, there is an exemption in the Real Estate Licensing and Registration Act for auctioneers performing duties at any bona fide auction. , Rhode Island: also need a separate auctioneers license , South Carolina: Auctioneers Commission , South Dakota: Real estate broker and associated brokers under broker supervision or real estate auctioneer. , Texas: Exemption for licensed auctioneer while conducting the sale of real estate by auction if the auctioneer does not perform another act of a broker or salesperson. , Alberta: RECA does not regulate auctioneers. Auctioneers cannot auction real estate independently -- they must go through a real estate brokerage. , British Columbia: Exempt with restrictions under Real Estate Services Act , Nova Scotia: Auctioneers are not licensed, but if selling real estate they must work with a licensed broker. , Ontario: RECO does not regulate auctioneers. An auctioneer is not required to be registered if the trade in real estate is made in the course of and as part of the auctioneers' duties as an auctioneer. , Saskatchewan: To auction real estate, an individual must hold a separate license under The Auctioneers Act. However, this does not preclude the individual from holding a second license under The Real Estate Act as well.

Rental Mgmt.: Connecticut: If collecting rents and security deposits, showing property, negotiating terms and conditions, a real estate license required. If simply hiring contractors and vendors to maintain property, no real estate license required. A salesperson acting as a Property Manager must be under a real estate broker. , District of Columbia: Property managers can operate with separate license. Brokers can perform property management, and salespersons on behalf of the broker. , Florida: N/A. Idaho: Unregulated in Idaho , Kansas: Real estate license is not required for residential property management. , Louisiana: Broker license required if more than one client; broker can hire unlicensed persons to perform limited related duties. , Maine: No license required in Maine. , Maryland: If licensed however, all activities and behavior will be accountable under their real estate license if they present themselves as a broker/ licensee. , Massachusetts: not licensed in MA , Missouri: Unlicensed individuals may work as employees of the owner or the broker. , Nebraska: Exemptions for: (a) resident manager who resides on the premises and is engaged in leasing the property in connection with his/ her employment; (b) any employee (under IRS regulations), parent, child, brother, or sister of the owner; or (c) any employee (under IRS regulations) of a licensed broker who manages rental property for the owner of such property. , Nevada: Property Management Permit is an endorsement added to a Real Estate license. Salespersons and brokers may hold a property management permit. , Oregon: Property Manager's license or Broker or Salesperson. , Pennsylvania: Licensure is required where the services fall within the definition of a "broker" but do not involve specific tasks concerning multi-family residential property. , South Carolina: Property Manager License. , South Dakota: Real estate broker and associated brokers/ salespersons under broker supervision or property managers or residential rental agents under broker/ property manager supervision. , Texas: Covers real estate related aspects, not unrelated property management functions. New law effective 09/01/11 requires broker or salesperson license for a person who controls the acceptance or deposit of rent from a resident of a single family residential unit. , Washington: Resident managers are exempt. , Northwest Territories: Salespersons licence in limited to property management activities , Nova Scotia: Commercial only, residential is dealt with under separate legislation. , Ontario: Rental Property Managers are not required to be registered with RECO. , Ajman: N/A

Timeshare: Alaska: N/A , Connecticut: Out of state developer must register in order to market in the State of CT. Effective 1/1/10, CT requires a CT real estate license to represent timeshare sales in the state. , Florida: N/A , Iowa: Registration required , Kansas: If a deed passes, a real estate license would be required. Also may wish to contact the Kansas Securities Commission (785) 296-3307. , Louisiana: Either a time share sales registration OR a real estate broker/ sales license. , Maine: No license required in Maine. , Missouri: Regulated by the Missouri Attorney General. , Nevada: The Real Estate Division also has jurisdiction over and issues Timeshare Sales Agent licenses and Timeshare Representative registrations. , Oklahoma: Oklahoma Securities Commission. , South Carolina: a consumer to consumer transaction requires real estate license. , South Dakota: Real estate broker and associated brokers/ salespersons under broker supervision or timeshare agent. , Tennessee: TN does have a specific timeshare salesperson's license which is limited to the sale of timeshare property. , Texas: Project must be registered; broker or salesperson license required for resale of timeshares. , Virginia: Projects registered, brokers and sales licenses cover. , Washington: They can also have a separate timeshare salesperson license. , Alberta: Do not regulate. , Nova Scotia: Not licensed. , Ontario: RECO does not regulate this industry , Ajman: N/A

Appraisal: Alabama: Regulated by the Alabama Real Estate Appraisers Board , Arizona: Board of Appraisers , Connecticut: Connecticut is a mandatory Appraisal state. , Florida: Broker/ salesperson covers on-federally related transactions, a separate license covers federally related transactions. , Idaho: Regulated by the Idaho Bureau of Occupational Licenses , Kansas: Kansas Real Estate Appraisal Board (785) 296-6736 , Louisiana: Regulated by the Real Estate Appraisers Board , Massachusetts: MA Board of RE Appraisers , Mississippi: Must be licensed by the Real Estate Appraiser's Board , Nebraska: Nebraska Real Property Appraiser Board , Nevada: The Real Estate Division has jurisdiction over appraisal licensing and regulation. , New Hampshire: Appraisers are licensed by the Joint Board of Licensure. , New Jersey: Appraisers are licensed by the NJ Division of Consumer Affairs , New Mexico: Real estate appraiser licenses are issued by the Real Estate Appraisers Board, a separate licensing agency. , North Dakota: Regulated by a different agency. , Oklahoma: Oklahoma Insurance Department , Oregon: Licensed by another agency , Pennsylvania: The State Board of Certified Real Estate Appraisers governs appraisal activities. , Rhode Island: Appraiser license required for federally related transactions. , South Carolina: Appraisers Board , South Dakota: Real Estate broker and associated brokers under broker supervision unless license as an appraiser with the Appraiser Certification Program. , Alberta: Must be licensed as an appraiser or as an appraiser candidate. , British Columbia: No license required. , Nova Scotia: Self-regulated by the Appraisal regulatory body. , Ontario: Under the Real Estate and Business Brokers Act, 2002, appraisers of real estate are not required to be registered with RECO

Business Opportunities: Connecticut: License not required for business/inventory but is if real estate/lease is involved then a broker/salesperson license required. , District of Columbia: businesses are not listed under the definition of a broker, however, it is used under prohibited acts of the statute. , Florida: N/A , Hawaii: If real property is involved in the transaction. , Kansas: If the sale of real estate or lease of commercial property is involved, a real estate license would be required. , Massachusetts: Not licensed in MA , Michigan: Recent Supreme Court decision held that if no real property involved in the sale, business opportunity sales for others for a fee would not be required to be performed by a licensed broker. , Missouri: No real estate license is required unless real property is included in the sale. , Nebraska: Department of Banking and Finance , Nevada: In Nevada, considered same as business broker. , New Hampshire: Only when it includes real estate. , New Mexico: No license required in New Mexico. , North Carolina: License required if sale includes an interest in real property, including a lease. No brokerage license is required, if no interest in real property is involved. , Oklahoma: A licensee must handle the sale, rent or lease of real property. If only the business is being sold, no license is required. , Oregon: Broker, salesperson but only if interest in real estate involved. , Pennsylvania: We do not regulate. , Rhode Island: Same as above. , Tennessee: If no real property involved, no license is required. , Texas: Broker/ Salesperson license required if the business includes real estate. , Washington: The license is only required when an interest in real property is sold with the business. , Wyoming: if transfer of real estate is included in the sale. , British Columbia: Where the business includes an interest in land. , Nova Scotia: unless the business includes property or a lease. , Saskatchewan: Only requires registration if real property is attached to the transaction. , Hong Kong: Activities regulated by definition of estate agency work in Estate Agents Ordinance, not by categories.

Divided Lands: Connecticut: New Home Construction license. Developers can sell their own properties but their employees cannot show property. Must have real estate license if not the owner. , Delaware: No licensing for DE builder/ developer. , Florida: N/A , Iowa: Registration required , Kansas: Also Regulated by Kansas Securities Commission (785) 296- 3307 , Ohio: Exempt except for the sale of real estate assets. , South Carolina: land sales registration required. , Alberta: Do not regulate new home sales. , British Columbia: Developer can market own developments without a licence. , Ontario: RECO does not regulate this industry

Campground: Connecticut: if deed or leasehold interest given to a specific campsite, real estate license required as well as interstate land sales subdivision registration license. , District of Columbia: not regulated. , Florida: N/A , Georgia: No License required. , Guam: RE License if involves RE , Illinois: This agency does not regulate this business. , North Carolina: License and registration required if any interest conveyed is a time share. License also required if interest conveyed includes real property. , Pennsylvania: A person can provide campground sales under a separate campground salespersons license or under a broker or salesperson's license. , Rhode Island: Regulated by the Health department. , South Dakota: Real Estate broker and associated brokers/ salespersons under broker supervision or timeshare agent. , Tennessee: This falls under a portion of the TN Time-Share Act. , Washington: They can also have a separate camping resort salesperson license. , Alberta: Do not regulate. , Ontario: RECO does not regulate this industry

Mineral, Oil & Gas: Colorado: *Exempt*, Connecticut: *no license requirements*, District of Columbia: *not regulated*, Florida: *N/A*, Georgia: *No License Required*, Maine: *no license required*, Massachusetts: *Not licensed in MA*, Michigan: *Possibly a securities license would be required*, Mississippi: *This activity is specifically exempt under state statute*, Nevada: *License not required*, New Jersey: *These are not regulated*, New Mexico: *Different agency regulates*, Ohio: *Regulated by different agency*, Pennsylvania: *If the sale of real estate is included, a license is required*, Texas: *Exemption covers a transaction involving the sale, lease or transfer of a mineral or mining interest in real property*, Washington: *No license required*, Wyoming: *Not regulated; personal property*, Alberta: *Do not regulate*, British Columbia: *No licence required*, Ontario: *RECO does not regulate this industry*

Cemetery Lots: Connecticut: *no license requirements*, District of Columbia: *not regulated*, Florida: *N/A*, Georgia: *No License Required*, Idaho: *Not sure who does this, if anyone, in Idaho -- but it's not the Real Estate Commission*, Kansas: *Not sure whether this is regulated by the State of Kansas, but it is not regulated by the Real Estate Commission. Contact the Kansas Mortuary Arts Board, 785-296-3980*, Maine: *no license involved*, Missouri: *Regulated by Missouri Division of Professional Registration*, Nevada: *License not required*, New Jersey: *This is regulated by the Division of Consumer Affairs*, New Mexico: *Different agency regulates*, Pennsylvania: *A person can sell cemetery lots, plots and mausoleums under a cemetery salespersons or cemetery broker's license or under a broker or salesperson's license. Additionally, an officer or cemetery employee may sell cemetery lots as incidental to his principal duties and without remuneration*, Tennessee: *In Tennessee, Burial Services Regulates*, Texas: *Exemption covers a transaction involving the sale, lease, or transfer of a cemetery lot*, Wyoming: *Not regulated*, Alberta: *Do not regulate*, British Columbia: *Not regulated by Real Estate Council*, Ontario: *RECO does not regulate this industry*

Counseling/Consulting: Alaska: *Depends on activities*, California: *License covers counseling if other acts are performed that require a real estate license*, Connecticut: *no license requirement*, District of Columbia: *No license is required*, Florida: *broker/salesperson license required for any consulting that involves real estate broker activities*, Kansas: *Licensure requirement depends on whether licensed activities are conducted*, Maine: *depends on specific services provided*, Massachusetts: *Not licensed in MA*, Michigan: *This is not a defined activity in the Code*, Nevada: *License not required*, New Jersey: *This is not regulated*, New Mexico: *No specific license required*, Oregon: *Broker*, Pennsylvania: *We do not regulate*, South Dakota: *Provided the activity does not fall under SEC regulations*, Wyoming: *Unless in their duties they are performing real estate activity as we have defined it. Then they need a real estate license*, British Columbia: *Depending on nature of consultation*, Quebec: *Only if the consulting is given in the course of a real estate transaction by an intermediary*

Community Assn. Mgmt.: California: *This activity does not require a license*, Colorado: *License not required*, Connecticut: *CAM (Community Association Manager) is a registration*, District of Columbia: *Also, property managers perform property management functions*, Florida: *N/A*, Georgia: *Also have a CAM license that must be affiliated with a broker to operate*, Hawaii: *Condominium Managing Agent Registration*, Massachusetts: *Not licensed in MA*, Michigan: *As long as no activities for which a license is required are performed, no license required*, Nevada: *Must have Community Association Manager certificate*, New Jersey: *This is regulated by the Department of Community Affairs*, New Mexico: *No license required*, North Carolina: *No license required. Real estate licensees must handle association funds in accordance with Commission rules*, Pennsylvania: *We do not regulate*, Tennessee: *Not regulated in TN. Governed by a set of bylaws*, Texas: *No license*, Wyoming: *Unless in their duties they are performing real estate activity as we have defined it. Then they need a real estate license*, Alberta: *Do not regulate*, Ontario: *RECO does not regulate this industry*

Rental Loc. Agents: Arkansas: *resident agents & employees of owners or brokers managing properties*, Colorado: *If salaried employee - exempt from licensure*, Connecticut: *If as part of regular duties as a superintendent living on site that person may perform duties of a rental agent. Otherwise a broker/salesperson license required*, Florida: *Definition not recognized in Florida*, Maine: *no license required*, Michigan: *If preparing lists only or advertisements/ad space, no license would be required; only if performing regulated acts in their activities*, Mississippi: *Exempt IF the Rental Agent is an EMPLOYEE of the owner of the apartment complex*, Missouri: *may also be unlicensed employee of the owner*, Nebraska: *Exemptions for: (a) resident manager who resides on the premises and is engaged in leasing the property with his/her employment; (b) any employee (under IRS regulations), parent, child, brother, sister of the owner; or (c) any employee (under IRS regulations) of a licensed broker who manages rental property for the owner of such property*, North Carolina: *Exemptions exist for certain tasks performed by salaried employees of a broker and salaried employees of a corporate owner. Separate statute covers rental referral agencies*, Ohio: *Ohio Administrative Code provides limited exemption to persons working in residential rental properties. Person must still be under the supervision of a broker and activities he/she may perform are limited*, Oklahoma: *Only exemption is if they are an on-site resident manager that is a salaried employee of the broker or owner as defined by IRS*, Pennsylvania: *Licensure is required where the services fall within the definition of a "broker" or "salesperson" but do not involve specific tasks concerning multi-family residential property*, South Dakota: *Real estate broker and associated brokers/salespersons or property manager or residential rental agent under broker/property manager supervision*, Tennessee: *TN has minor exemption for resident managers*, Texas: *No license required*, Utah: *Exempt if a full time employee of the property owner*, Washington: *Exempt if on-site*, Alberta: *Do not regulate*, Ontario: *RECO does not regulate this industry*, Quebec: *A license will be required if the employer of the rental agent is not the owner of the immovable*

Employees of Builders: California: *If exemption met, no license required*, Connecticut: *New home construction license required for builders selling their own homes. There is currently no exemption from licensing for the unlicensed employees of builders/developers*, Delaware: *no licensure requirement*, Florida: *No license required*, Georgia: *No License Required*, Idaho: *Broker/salesperson license not required in Idaho for this activity*, Kansas: *Real estate license is required if lot is included as part of the transaction unless employee owns more than 5% of the company*, Massachusetts: *MA Board of Home Inspectors*, Michigan: *Separate license & can also hold Real Estate Salesperson/Broker License*, Mississippi: *As Long As The Individual Meets The Definition Of An "Employee" As Defined By IRS*, Nevada: *Legislation in 2005 requires an owner/developer to hire a broker-salesman as the sales manager. If using a sales staff, the owner/developer must hire licensed real estate salesmen*, New Jersey: *This is regulated by the Department of Consumer Affairs*, New Mexico: *No license required*, North Carolina: *Depending upon the business form of the homebuilder, a license may be required for it and its employees*, Oklahoma: *Only exempt if they are a salaried employee of the owner as defined by IRS*, Pennsylvania: *Owners are exempt from licensure, however their salespersons must obtain builder-owner salesperson licenses. Owners who employ builder-owner salespersons must register with the Commission*, Rhode Island: *Employees of homebuilders exempt from licensing*, South Carolina: *Residential Builders Commission*, Texas: *No license required if employee of builder/owner*, Washington: *Not licensed*, Alberta: *Do not regulate*, British Columbia: *No licence required*, Manitoba: *Exempt from registration requirements*

Vacation Club Sales: Alabama: *In addition to a real estate license, a time-share license issued by Alabama Real Estate Commission is required*, Florida: *N/A*, Georgia: *No License Required*, Idaho: *Depends on whether interest in real property is conveyed -- if so, then broker/salesperson license is required. Registration of this product could be required under the Subdivided Lands Disposition Act*, Maine: *no license required*, Massachusetts: *it depends on the ownership interest*, Nevada: *License not required*, New Jersey: *Not regulated unless they are timeshares*, North Carolina: *License and registration required if it is a time share*, Oregon: *and licensed property manager*, Pennsylvania: *For in-state properties, licensure as a broker or salesperson is required. For out-of-state properties, registration as a promotional property is required*, South Carolina: *see property managers*, South Dakota: *Real estate broker and associated brokers/salespersons or timeshare agent*, Tennessee: *Time share license specifically required*, Texas: *Unless an employee*, Alberta: *Do not regulate*, British Columbia: *No licence required*, Ontario: *RECO does not regulate this industry*

Vacation Lodging Rentals: California: *This activity does not require a license*, Florida: *N/A*, Georgia: *No License Required*, Oklahoma: *Exempt for nightly rentals less than 30 days*, Pennsylvania: *For in-state properties, licensure as a broker or salesperson is required. For out-of-state properties, registration as a promotional property is required*, South Dakota: *Depending on the property and duties, some may fall within licensing requirements*, Tennessee: *As of 7/1/2011 a specific license will be required for the firm and the designated agent involved in the VLS business. The Vacation Lodging Services (VLS) license and the Designated Agent license will be limited to rentals of vacation lodging facilities*, Texas: *Exemption covers the lease or management of a hotel or motel*, Wyoming: *short-term...under 30 days*, Ontario: *RECO does not regulate this industry*

What Constitutes "Vacation lodging"?: California: *Transient Occupancy*, Delaware: *Nonrenewable leases of less than 120 days duration*, Florida: *N/A*, Georgia: *No License Required*, Hawaii: *Transient vacation rentals. Condominium Hotel Operators only*, Idaho: *Not defined*, Massachusetts: *No License Required*, Michigan: *Seasonal (6 months or less) rental not considered interest in real property*, Mississippi: *Sales Tax Collection Is Required For Any Rental Of 90 Days Or Less*, Nevada: *License not required to take reservations. Must be licensed to manage property for owner*, New Jersey: *Regulated by the Department of Community Affairs*, North Carolina: *A "vacation rental" is a rental of a residential property for vacation, recreation or leisure for less than 90 days by a person who has a permanent place of residence to which he or she intends to return*, South Dakota: *More than 14 days per year*, Tennessee: *Less than 14 days*, Texas: *No License Required*, Alberta: *Do not regulate*, British Columbia: *License to occupy*, Ontario: *RECO does not regulate this industry*, Saskatchewan: *N/A*, South Africa: *N/A*

TRUST/ESCROW ACCOUNTS – PART 2

If trust/escrow accounts are required, what types of monies must be kept in the accounts?

	Sales/ Earnest Money Deposits	Sales/ Advertising Marketing Advances	Sales/ Prepaid Commissions	Sales/ Promised Rebates or Other Consideration	Property Mgt/ Rent Receipts	Property Mgt/ Security Deposits	Property Mgt/ Ins. or other misc. proceeds	Other
ALABAMA	X				X	X	X	
ALASKA	X					X		
ARIZONA					X	X		
ARKANSAS	X	X			X	X		
CALIFORNIA								
COLORADO	X				X	X		
CONNECTICUT	X				X	X		*
DELAWARE	X				X	X		
DISTRICT OF COLUMBIA	X				X	X		
FLORIDA								X*
GEORGIA	X	X	X		X	X	X	
GUAM								
HAWAII								
IDAHO	X							*
ILLINOIS								
INDIANA								
IOWA								
KANSAS	X	X	X					
KENTUCKY	X					X		
LOUISIANA	X				X	X		
MAINE	X							
MARYLAND	X							
MASSACHUSETTS								
MICHIGAN	X							
MINNESOTA								
MISSISSIPPI	X				X	X		
MISSOURI	X				X	X		X*
MONTANA	X				X	X		*
NEBRASKA	X	X	X	X	X	X	X	*
NEVADA	X					X		
NEW HAMPSHIRE	X					X		
NEW JERSEY	X				X	X		
NEW MEXICO	X				X	X		
NEW YORK								
NORTH CAROLINA	X				X	X	X	*
NORTH DAKOTA	X							
OHIO	X				X	X	X	X*
OKLAHOMA	X	X			X	X	X	X
OREGON	X				X	X		*
PENNSYLVANIA						X		

If trust/escrow accounts are required, what types of monies must be kept in the accounts?

	Sales/ Earnest Money Deposits	Sales/ Advertising Marketing Advances	Sales/ Prepaid Commissions	Sales/ Promised Rebates or Other Consideration	Property Mgt/ Rent Receipts	Property Mgt/ Security Deposits	Property Mgt/ Ins. or other misc. proceeds	Other
PUERTO RICO								
RHODE ISLAND								
SOUTH CAROLINA	X					X		
SOUTH DAKOTA								X*
TENNESSEE	X					X		
TEXAS								X*
UTAH	X		X		X	X	X	
VERMONT								
VIRGIN ISLANDS								
VIRGINIA	X				X	X		
WASHINGTON								
WEST VIRGINIA	X				X	X		
WISCONSIN								
WYOMING	X	X	X	X	X	X	X	X*
ALBERTA	X	X	X		X	X	X	X*
BRITISH COLUMBIA	X	X	X		X	X		*
MANITOBA	X				X	X		
NORTHWEST TERRITORIES	X				X	X	X	
NOVA SCOTIA	X							
ONTARIO	X					X		
SASKATCHEWAN	X				X			
AJMAN	X							X*

Comments:

Other: Connecticut: Any \$ that are other people's money , Florida: Not required. , Idaho: An Idaho broker is responsible for all moneys or property entrusted to that broker or to any licensee representing the broker. If a broker maintains a real estate trust account, only moneys relating to a regulated real estate transaction may be deposited in it. , Missouri: All monies belonging to another but given to the broker must be held in a registered trust account. If escrow monies are not to be held by a broker, the funds must be handed over to a title company, escrow company or an attorney. , Montana: brokers: (a) All monies, belonging to others and accepted by the broker while acting in the capacity as a broker, shall be deposited in an insured account at an institution located in Montana; Property Management: Each property manager will maintain a trust account which will be designated by the words "trust account," wherein all deposits, rent payments, or other trust funds received by the property manager on behalf of any other person shall be deposited. Such trust accounts may be maintained in interest-bearing accounts with the interest payable to the property manager, principal, third-party, or any other person, as may be designated by agreement. Interest payable to the property manager must be identified by agreement as consideration for services performed. Offices or firms having more than one property manager may utilize a single property management trust account. , Nebraska: Unless all parties having an interest in the funds agree otherwise in writing. , North Carolina: The above funds must be held in trust if held by a broker, as must any money the broker holds for others. , Ohio: Any funds received by a broker in fiduciary capacity. , Oregon: Earnest money deposits may be deposited directly into a neutral escrow within Oregon, rather than into a client trust account. , South Dakota: All monies held on behalf of principal pursuant to a written agreement. , Texas: Must deposit within a reasonable time money the license holder receives as escrow agent in a real estate transaction in a custodial, trust, or escrow account maintained for that purpose in a banking institution authorized to do business in this state. , Wyoming: any instance where something of value belongs to someone other than the r.e. company , Alberta: Other: Guaranteed sales. Sales/ Advertising/ Marketing Advances do not always have to be kept in accounts. Only in certain situations. , British Columbia: Also: Strata fees, contingency reserve funds , Ajman: property

MISCELLANEOUS LEGAL INFORMATION

	BPOs/CMAs		INTERNATIONAL GUIDELINES/RESTRICTIONS				RENTAL
	Allowed to charge for broker price opinions or comps?	Is an individual licensed in your jurisdiction subject to discipline for a violation of a licensing requirement and/or law in another jurisdiction in your same country?	Is an individual licensed in your jurisdiction subject to discipline for a violation of a licensing requirement and/or law in another jurisdiction in another country?	May your licensees share compensation w/individuals from where no licensing exists?	Under your rules, may a deposit be made into trust funds from foreign bank?	Under your rules, may a deposit be made into trust funds in foreign currency?	When an individual, representing owner of property, executes a lease w/client, is a license required?
ALABAMA	Yes	No	No	No	Yes	Yes	Yes
ALASKA	Yes*	No	No	No			No*
ARIZONA		Yes	Yes				
ARKANSAS	Yes*	Yes	Yes	Yes, if the receiving individual does not perform acts that require a license.	Yes	Yes	Yes
CALIFORNIA	Yes	Yes	Yes*	Not if that individual performed acts that require a real estate license in California.	No	Yes	Yes
COLORADO	Yes*	Yes	Yes	Yes, if the individual represents that they are in the business of selling real estate in said jurisdiction.			Yes
CONNECTICUT	Yes*	No*	No*	No never with an unlicensed individual.	*		Yes. Except for a property superintendent who lives on site.
DELAWARE	No	Yes	Yes	Not as the Statute is presently written	No	No	Yes
DISTRICT OF COLUMBIA	Yes*	*	Yes	No	No	*	Yes
FLORIDA	Yes*	Yes*	Yes*	Yes, only if that jurisdiction has no licensing.	Yes*	Yes*	Yes
GEORGIA	Yes	Yes	Yes	Yes.	*	*	Yes.
GUAM							
HAWAII	Yes*	Yes	Yes	No	Yes	Yes	Yes
IDAHO	Yes*	Yes	Yes	No	No	No	No
ILLINOIS	Yes*	Yes	Yes	No	Yes	No	Yes
INDIANA		Yes					
IOWA	Yes	Yes	Yes	Yes	No	No	Yes
KANSAS	Yes	Yes	Yes	No	Yes	Yes	Yes*
KENTUCKY	Yes	No	No	No, brokers may pay referral fees to other brokers, but not to unlicensed individuals.			Yes, property management requires a license.
LOUISIANA	Yes	No	No	No			Yes
MAINE	Yes*	Yes	Yes	Maybe			No
MARYLAND		Yes			No*	*	Not if individual is employed by owner not if individual is property manager
MASSACHUSETTS	Yes	Yes	Yes	Yes	No	No	Yes
MICHIGAN	Yes*			No			Yes, unless the individual is an employee on the owner's payroll. Property management is defined to be the leasing of others property, pursuant to a property management contract.
MINNESOTA							
MISSISSIPPI	No	Yes	No	No	Yes	Yes	No license is necessary IF the individual who is representing the owner is a EMPLOYEE of the owner AND is working within the scope of his job description.

	BPOs/CMAs	INTERNATIONAL GUIDELINES/RESTRICTIONS					RENTAL
	Allowed to charge for broker price opinions or comps?	Is an individual licensed in your jurisdiction subject to discipline for a violation of a licensing requirement and/or law in another jurisdiction in your same country?	Is an individual licensed in your jurisdiction subject to discipline for a violation of a licensing requirement and/or law in another jurisdiction in another country?	May your licensees share compensation w/individuals from where no licensing exists?	Under your rules, may a deposit be made into trust funds from foreign bank?	Under your rules, may a deposit be made into trust funds in foreign currency?	When an individual, representing owner of property, executes a lease w/client, is a license required?
MISSOURI	Yes*	Yes	Yes	Statutes do not address this issue and no knowledge of court cases addressing this issue	*	*	Yes, unless the individual is an employee of the owner or the broker, or is acting as an attorney.
MONTANA	No	Yes	No		Yes	Yes	Yes
NEBRASKA	Yes*	Yes	Yes	Yes*	*	*	Yes*
NEVADA	No	Yes*	No	No. Can only share with a licensed broker in another jurisdiction.	No*	*	As a third party, yes, a license is required.
NEW HAMPSHIRE	Yes	Yes	Yes	No			Yes
NEW JERSEY	Yes	Yes	Yes	Yes	No	No	Yes
NEW MEXICO	No*	Yes	Yes	The law is silent on that point	*	*	Yes. The only exception would be in the individual representing the owner of the property were a bona fide employee of the owner.
NEW YORK							
NORTH CAROLINA	Yes*	Yes	Yes	Yes	Yes	Yes	Yes
NORTH DAKOTA	Yes	Yes		No			Yes if they receive a fee, commission, salary or other consideration.
OHIO	Yes	Yes	Yes	No.	Yes	Yes	Yes. License law does not distinguish between sales and lease in this regard.
OKLAHOMA	Yes*	*	*	No, an Oklahoma licensee cannot share a commission with an unlicensed individual.	Yes	Yes	Yes
OREGON	Yes*	Yes	Yes	Yes	Yes	Yes	Yes, with caveats
PENNSYLVANIA	Yes*	Yes	Yes		No	*	Yes
PUERTO RICO							
RHODE ISLAND	Yes*	Yes*	*	No	No	*	Yes unless he is an employee of the owner of the property.
SOUTH CAROLINA	Yes	Yes	Yes	No	No		Yes, to accomplish rental management activities a license is required
SOUTH DAKOTA	Yes	Yes	Yes*	No	No	Yes*	Yes, must hold either a residential rental agent's license or a property manager's license.
TENNESSEE	Yes*	Yes	Yes	No	Yes		Yes
TEXAS	Yes	*	No	Yes	Yes	Yes	Yes
UTAH		Yes	Yes		Yes	Yes	
VERMONT	Yes	Yes	Yes	?	*	No	No
VIRGIN ISLANDS							
VIRGINIA	Yes	Yes	Yes	No	Yes	Yes	A real estate license is required if an individual leases, offers to lease or negotiates a lease.
WASHINGTON	Yes	Yes	Yes	No	Yes	Yes	Yes
WEST VIRGINIA	No	Yes	Yes	Yes	Yes	Yes	Yes
WISCONSIN							
WYOMING	Yes	Yes*	Yes	Yes but any referrals must be paid through the broker not directly to the individual	Yes	Yes*	Yes, unless they are immediate family, a regular employee, an attorney in fact, an attorney at law, or a resident manager
NORTHERN TERRITORY		No	No	No			
ALBERTA	Yes	Yes	Yes	No	No		Yes

	BPOs/CMA's		INTERNATIONAL GUIDELINES/RESTRICTIONS				RENTAL
	Allowed to change for broker price opinions or comps?	Is an individual licensed in your jurisdiction subject to discipline for a violation of a licensing requirement and/or law in another jurisdiction in your same country?	Is an individual licensed in your jurisdiction subject to discipline for a violation of a licensing requirement and/or law in another jurisdiction in another country?	May your licensees share compensation w/individuals from where no licensing exists?	Under your rules, may a deposit be made into trust funds from foreign bank?	Under your rules, may a deposit be made into trust funds in foreign currency?	
BRITISH COLUMBIA	Yes	Yes*	Yes*	No	Yes	Yes	Yes, unless they are exempt.
MANITOBA	Yes*			Would be able to receive compensation but not pay to an unlicensed individual.			Restricted license for property management would be required.
NORTHWEST TERRITORIES	Yes	No	No	No	No	Yes	No
NOVA SCOTIA	Yes	No	No	Yes	Yes	Yes	Yes
ONTARIO	Yes	Yes	Yes	No	Yes	Yes	Yes, unless the leasing applies to residential leases to which the Tenant Protection Act, 1997 applies.
QUEBEC	Yes*	Yes*	Yes*	*	Yes	Yes	Yes unless the individual is an employee of the owner or is a chartered administrator with regard to immovable property managed by him.
SASKATCHEWAN	Yes*	No	No	Only on a referral basis	Yes	Yes	Yes
YUKON							
AJMAN		Yes	Yes	Yes	Yes*	Yes	

COMMENTS:

Charge for "Broker Price Opinions": Alaska: Fees for BPO's are allowed. , Arkansas: BPOs performed by licensees may not be used as the primary basis for determining the value of real property for the purposes of loan origination of a residential mortgage loan secured by such property. BPOs cannot contain the terms 'market value', 'appraised value', or 'appraisal'. , Colorado: So long as it contains a statement that it is not an appraisal and is not used for financing. , Connecticut: Only in pursuit of a listing. If the listing is obtained and closes, the licensee must credit back the fee at closing. BPOs are against CT appraisal law in all other instances. , District of Columbia: Our board does not regulate fees for this service. , Florida: na , Hawaii: If a Hawaii real estate licensee was charging a fee or other consideration/compensation for a broker price opinion "other than the normal brokerage fee rendered in connection with the sale of the real property," then it appears that the licensee may be found in violation of the rules for Real Estate Appraisers. This legislation allows real estate licensees to receive compensation for broker price opinions provided: (1) The opinion as to the estimated price of real estate shall state that it is not an appraisal; (2) The real estate licensee shall not represent that the licensee is a certified or licensed real estate appraiser; and (3) If the real estate licensee receives compensation related to the sale of property, the licensee shall not receive any additional compensation, fee, or other consideration for providing an opinion as to the estimated price of that property. Although This Change Did Not Amend The Real Estate Laws And Rules, It Directly Affected A Real Estate Licensees Ability To Provide, For Compensation, Broker Price Opinions. , Idaho: Idaho Code 54-4105 (appraisal license law) - A licensed real estate broker, associate broker or salesperson may give an opinion of the price of real estate for a prospective listing or sale, provided that person does not hold himself as being a certified real estate appraiser. A broker or associated broker may render a broker's price opinion, charge a fee, provided it is in writing and contain: A statement of the intended purpose A description of the property The Basis of reasoning used to reach the price Any assumptions or limiting conditions A disclosure of any existing or contemplated interest in the property The name, date & signature of the broker issuing the opinion A disclaimer that unless he is an appraiser also, that the report is not intended to be an appraisal & if one is desired, a licensed appraiser should be used and the opinion may not be used as an appraisal in a federally related transaction. An associate broker who renders a BPO must notify his designated broker and all fees must be paid through the designated broker. , Illinois: No restrictions , Maine: Subject to exemption provisions in Real Estate Appraiser statute. , Michigan: As long as the analysis contains mandatory language notifying the reader the "market analysis" is not an appraisal, a broker can charge for it. A salesperson can never charge for a market analysis. , Missouri: With full disclosure that the BPO is not an appraisal. , Nebraska: A licensee can charge for a BPO/CMA, other than as part of his/ her ordinary course of business, if a specific disclosure is included on the written opinion or analysis in fourteen-point bold type indicating the opinion is not an appraisal but may be used in assisting parties in deciding on the listing, offering or sale price, or for lending purposes with certain exceptions. , New Mexico: The prohibition against brokers charging for opinions of value is contained within the Real Estate Appraisers Act, as opposed to the Real Estate License Law. The Appraisers Act permits a real estate broker to render an opinion of value only for purposes of securing a listing. The broker cannot characterize the opinion of value as an appraisal and may not separately charge for such an opinion. , North Carolina: Only for prospective or actual brokerage clients, or for real property involved in an employee relocation program. , Oklahoma: But they must make it clear that it is not an appraisal. , Oregon: Must be in writing. For additional information see Oregon Administrative Rule (OAR) 863-015-0190. , Pennsylvania: with caveats , Rhode Island: But usually do not. , Tennessee: Fee for Service is allowed -must be paid through licensed firm with which licensee is affiliated. , Manitoba: If a proper agreement is in place with respect to the service being provided and fee being charged. , Quebec: The real estate brokerage Act does not prohibit a licensee to offer those kind of services. , Saskatchewan: Must be tied to a completed transaction and payable to the brokerage.

Discipline Violation not in Jurisdiction but in Country?: Connecticut: Subject to review of application information and license history from other jurisdiction. , District of Columbia: Our law/regulation does not address this type compensation. , Florida: na , Nevada: In Nevada, our law gives us the authority to take action. If a licensee was revoked in another jurisdiction or convicted of a criminal offense, Nevada would take action to acquire the public documents concerning the matter and prepare a case for hearing before the Real Estate Commission to revoke the Nevada license. , Oklahoma: Possibly. , Rhode Island: could be disciplined w/ hearing if reported to our agency , Texas: May be disciplined if the violation is independently actionable under License Act. , Wyoming: we may only be able to address it at time of renewal unless it was extreme public safety circumstances. , British Columbia: Yes, if it is conduct unbecoming , Quebec: section 13 of the rules of professional ethics of the ACAIQ: A member shall not participate in any act or practice in real estate matters which may be illegal or which may cause prejudice to the public or to the profession.

Discipline Violation not in Jurisdiction. or Country?: California: It's disciplined by that jurisdiction. , Connecticut: Subject to application review and license history from other jurisdiction. , Florida: na , Oklahoma: Possibly. , Rhode Island: same as above , South Dakota: Duplicate question - see 2. , British Columbia: Yes, if it is conduct unbecoming , Quebec: section 13 of the rules of professional ethics of the ACAIQ: A member shall not participate in any act or practice in real estate matters which may be illegal or which may cause prejudice to the public or to the profession.

Share Compensation?: Nebraska: Yes, our law allows a commission to be paid to a citizen and resident of a foreign country which does not license persons conducting the activities of a broker and such person provides reasonable written evidence to the Nebraska broker that he or she is a resident citizen of that foreign country, is not a resident of this country, and conducts the activities of a broker in that foreign country. Quebec: Section 26 of the real estate brokerage act: A broker may share his compensation only with a firm, independent representative or independent partnership within the meaning of the Act respecting the distribution of financial products and services, another broker or with a broker pursuing his activities outside Quebec under another jurisdiction.

Allow Deposit from Bank outside Country?: Connecticut: *Nothing in CT law.* , Florida: *na* , Georgia: *Only if all parties having an interest have agreed in writing.* , Maryland: *bank must be in the state of MD* , Missouri: *Not addressed in our statutes* , Nebraska: *Unknown, regulated by another entity* , Nevada: *Has to be an institution in the state of Nevada which is federally insured.* , New Mexico: *Only if the bank is licensed to do business in New Mexico.* , Vermont: *Unknown, regulated by another entity* , Ajman: *According to the policy of the Trust Account Manager (Local Bank)*

Allow Deposit to be Made in Foreign Currency?: District of Columbia: *Our law does not address this.* , Florida: *na* , Georgia: *Only if all parties having an interest have agreed in writing.* , Maryland: *deposit to authorized financial institutions only* , Missouri: *Not addressed in our statutes* , Nebraska: *Unknown, regulated by another entity* , Nevada: *Nevada law does not address.* , New Mexico: *Unknown, regulated by another entity* , Pennsylvania: *Unknown, regulated by another entity* , Rhode Island: *Never came across this situation/no regulation* , South Dakota: *No prohibition exists* , Wyoming: *Since it is not specifically prohibited I would say it must be allowed*

Rental?: Alaska: *No, if that individual is performing duties as an resident manager; performing management duties without charging a fee other than the reimbursement of expenses; or falls within any of the EXCEPTIONS found in AS 08.88.900. If this individual does not fall under any of the exceptions then they MUST be licensed in AK.* ; Kansas: *Yes, if the lease is for non-residential use. Kansas permits cooperative brokerage agreements for the sale or lease of commercial property between a foreign licensee who is not licensed in Kansas and a Kansas-licensed supervising broker or branch broker. No license is required for leasing residential property.* ; Nebraska: *Yes, unless the individual meets one of the following exemptions: (a)resident manager who resides on the premises and is engaged in leasing the property in connection with his/ her employment; (b)any employee(under IRS regulations), parent, child, brother, or sister of the owner; or (c) any employee(under IRS regulations) of a licensed broker who manages rental property for the owner of such property.*